Sazan Development

Request For Proposal
AOR/EOR & Engineering Services

06 November 2025

Reference No:
SCA01-AD-AR-RFP-0001_00

سازان ریل استیت دیولوپمینت ذ.م.م
Sazan Real Estate Development LLC

Sazan Development

INSTRUCTIONS TO TENDERERS

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INTRODUCTION

The purpose of this section of the document is to instruct the Tenderers on the submission procedure, the requirements for a valid submission and the basis on which the proposals will be evaluated. It should be stressed that the Employer (Sazan Real Estate Development LLC) is seeking to appoint the most appropriate Consultant or Consultant's to meet the specific project requirements. This RFP and invitation to tender is not transferable to any other party and solely intended for the pre-qualified tender recipient expressed on the cover page of this document.

THIS TENDER IS FOR AOR/EOR & ENGINEERING SERVICES.

ACKNOWLEDGEMENT OF RECEIPT OF RFP

All Tenderers must acknowledge receipt of the RFP documents immediately upon receiving the same, by e-mail to the address sent from these Instructions. The acknowledgement must be in the following format:

LETTER OF ACKNOWLEDGEMENT

TENDER: **AOR/EOR and Engineering Services**
For: **Sazan Development**

We acknowledge receipt of your invitation to bid for the above-mentioned Tender and confirm our intention / regret our inability (strike off as applicable) to participate.

Company Name:
Authorized signatory:

Name:
Title:
Date:
Tel.
E-mail id:

DOCUMENTATION TO BE PROVIDED WITH THE PROPOSAL

The participant shall submit, as minimum, the following as part of the proposal:

1. A statement, which spells out the Consultant's understanding of the Project and the Employer/End-user requirements, including assumptions and clarifications.
2. A statement outlining the Consultant's approach, including philosophy, team structure, organization charts, names of key staff who will be assigned to the Project and their CV's and job description, manning schedule, names of proposed sub- consultant's discipline resources.
3. A fee proposal in accordance with the requirements.
4. Evidence of relevant experience of the Consultant's and (if applicable) its sub- consultant's
5. A design schedule which will indicate that the Consultant's is committed to achieve the schedule requirements.
6. A resource schedule for completion of the Services.
7. Details of the in-house quality assurance policy and copy of current accreditation to recognized QA certification bodies

SUBMISSION METHOD

Proposal Submission

1. The Proposal is to be returned no later than the date and time stipulated in the Letter of Invitation. Proposal will be opened in private at the offices of the Employer's representative. All Proposal Documents shall be sent through Email address to:

Mr. Omar Almashour, Chief Financila Officer (o.almashour@assetsgroup.com)
Note: Commercial & Technical Proposals to be submitted separately as reflected below:

Commercial Proposal to be submitted to the following:

Mr. Omar Almashour, Chief Financial Officer	o.almashour@assetsgroup.com

CC the following:

Mr. Carl Kesserwani, Group Legal Counsel	c.kesserwani@assetsgroup.com
Mr. Jad Rizk, Projects Director	Ja.rizk@assetsgroup.com
Mr. Wael Maana, Design Manager	wa.maana@assetsgroup.com
Mr. Manuelito Duterte, Document Controller	ma.duterte@assetsgroup.com

Technical Proposal to be submitted to the following:

Mr. Jad Rizk, Projects Director	ja.rizk@assetsgroup.com

CC the following:

Mr. Wael Maana, Design Manager	wa.maana@assetsgroup.com
Mr. Manuelito Duterte, Document Controller	ma.duterte@assetsgroup.com
Mr. Bajid Manzil, Senior Project Coordinator	ba.manzil@assetsgroup.com

2. Any submissions received after the time stated in the invitation letter may be rejected by the Employer. Please address the Subject as:

   Sazan Development– Technical & Commercial Proposal

   Please note that Document Control office hours are 08:30 to 16:30 hrs. Sunday to Thursday.

3. The Proposal shall be signed and sealed by a principal member of your firm that has signatory authority granted to him/her and duly authorized to represent and bind the Tenderer.
4. All costs and efforts exerted to participate in this tender and provide an offer is born by the Tenderer. Sazan Real Estate Development LLC (henceforth "Sazan Real Estate Development LLC", or "Employer") will not be responsible for or pay any expenses or losses, which may be incurred by the Tenderer in responding to any aspect of this Request for Proposal.

An email attaching the soft copy of the proposal, or link containing the same, shall be sent, compliant with the submission deadline, and to the email address included under Clarification.

VALIDITY OF PROPOSAL

Proposals shall remain valid and binding upon the Tenderers for a period of sixty (60) calendar days, with a provision for extension upon mutual agreement, commencing from the date fixed for delivery of the Documents to the Employer.
A Proposal may be accepted at any time before the expiration of this period.

CLARIFICATION

The Tenderer might request clarifications to any part of this document or its contents. All clarifications will have to be submitted in writing to SAZAN REAL ESTATE DEVELOPMENT LLC. The clarifications will be addressed by SAZAN REAL ESTATE DEVELOPMENT LLC, one time, and the answers circulated to all the Tenderers. Your questions must be precise and must reference the related section of the document.

SAZAN REAL ESTATE DEVELOPMENT is very keen to progress the project speedily and intends to adhere to the timetable as closely as possible. Any changes to the timetable are at the sole discretion of SAZAN REAL ESTATE DEVELOPMENT.

Requests for clarification should be addressed in writing to (via email if required):

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COMPONENTS OF PROPOSAL

A. Technical Proposal (PDF format to be sent thru Electronic Mail)

The Technical Proposal should comprise the following:

1. Understanding of the Scope
The Consultant shall outline his understanding of the required scope based on the Scope of Services and the package (sub-)division in this RFP.

2. Consultant Design Methodology & Project Stage
The Consultant shall detail their strategies to successfully provide the necessary competent personnel for the Project. The strategies should be directly linked to the Employer's objectives and the services to be undertaken by the Consultant.
The Consultant should clearly demonstrate the depth and extent of consideration he has given to the realization of the project objectives and requirements. Any objective or requirement that is needed or requires further expansion or clarification must be raised as a query prior to the deadline for submission of proposals.

3. Organization and Resources

The Consultant shall provide detailed project organization charts, highlighting key positions and levels of responsibilities for all of the roles to be undertaken through the various phases of works. All Sub-consultant firm credentials shall be furnished in a separate appendix binder to the technical proposal.

The Consultant shall also indicate how this organization structure will change throughout the lifecycle of the project. Where applicable, integrated organization charts are to be provided showing organizational and Consultant relationships.

The Consultant shall include a detailed description of individual team members for key positions within the proposed organizational structure.

The Consultant shall estimate the resources required to deliver the services at each level of the Consultant 's proposed structure and provide a detailed resource schedule indicating at which location the resource will be working.

4. Relevant Similar Experience

The Consultant shall provide information on the organization's experience by providing details regarding previous and current similar projects in a tabular format with columns showing Project title, Client name, Contract Price, Contract period, Status (Ongoing /Timely completion /Delayed) and Disputes (if any)

5. Staff (including those of proposed sub- consultant's)

The individual's CVs at a minimum shall include:

- Proposed role
- Proposed location
- Educational and professional qualifications
- Areas of expertise
- Detailed work experience relevant to proposed role
- Length of employment with Tenderer or proposed sub-consultant (as the case may be)

B. Commercial Proposal (Electronic or Soft copy)

The commercial proposal should comprise the provided Scope of Work.

In order to comply with financial regulations, we can only make payments against original invoices. Emailed/faxed copies are not acceptable. Original invoices should be delivered to our SAZAN REAL ESTATE DEVELOPMENT LLC Document Control Department whose address is in item 1.5. Invoices must be cumulative and signed/stamped by the authorised signatory of the Company.

Submission Date

Technical & Financial Proposal to be submitted on the 13 November 2025.

REPORTING

The Consultant shall submit a Monthly Progress Report in a format to be agreed by the Employer. In addition, the consultant will provide comprehensive weekly updates and status checks by way of design progress and coordination meetings to brief the Employer and team.

MEETINGS

If requested by the Employer, the Consultant shall meet with, make design presentations and provide information to potential third-party entities, their representatives and Consultants.
The Consultant shall attend progress, technical, design co-ordination and authority status meetings and design workshops. When requested by the Employer, the Consultant shall compile workshop documents into A3 size booklets and submit for the Employer's review.

Sazan Development

PROJECT BRIEF

PROJECT BRIEF

INTRODUCTION

Sazan Real Estate Development LLC, Know as the Developer and Design Manager is in charge of appointing **an AOR/EOR from Concept to IFC Design** for Sazan Development.

PROJECT DESCRIPTION & SITE LOCATION

Sazan Coast Project is envisioned as a landmark mixed-use eco-luxury community, master-planned over approximately 250 hectares along the Adriatic Riviera, beside the protected Vjosa–Narta landscape. With a projected Floor Area Ratio of 0.4, the scheme integrates upscale hospitality, residential, recreational, cultural, wellness, and marina amenities into a single cohesive destination.

SITE LOCATION

The Project is located in Albania Vlorë.

Google Maps pin coast: https://maps.app.goo.gl/BxqMTdC4j7c3bKTn6

PROJECT BRIEF

1. **Hospitality and Accommodation**
   - International luxury hotels and resorts: up to four properties, with a combined total around 800 guest rooms and suites Featuring conference and event spaces, VIP and club facilities, luxury spas
   - Beach clubs and exclusive resident clubhouses: multiple locations offering coastal access, premium leisure, and social venues
2. **Food and Beverage**
   - Total restaurants: several outlet, including Anchor-branded restaurants with globally recognized brands and culinary leaders Variety of formats: signature fine dining, casual concepts, beach and poolside venues, cafés
   - Artisan and farmers' markets: several locations to promote local produce, crafts, and culinary experiences
3. **Marina and Nautical Facilities**
   - Integrated marinas - Primary marina around 350 boats berths for superyachts up to and over 100 meters ("100m+")
   - Yacht Club - Landmark facility linked to the waterfront regatta and small-craft berths
4. **Residential Development**
   - Branded luxury villas: approximately 520 (three to seven bedrooms, 350–2,000 sqm), with waterfront, Lagoon, Golf, Marina, or amenity frontage
   - Townhouses: around 600 (two to four bedrooms, 150–350 sqm), clustered with shared open spaces
   - Apartments: around 1,400 (one to three bedrooms, 100–250 sqm) in low-rise blocks, sea/lagoon/landscape view options
5. **Leisure, Recreation, and Sports**
   - Water park: 80,000 to 90,000 sqm of themed aquatic activities, family pools, and adventure zones
   - Lagoon gardens: 10 hectares of landscaped water features, promenades, biodiversity preserves
   - International-standard 18-hole golf course with driving range and club center
   - Dedicated Longevity Center: advanced medical wellness and rejuvenation therapies along with Wellness infrastructure integrated within hotels, residences, and public zones
   - Multi-purpose sports and fitness centers: up to 10,000 sqm, indoor and outdoor
   - Equestrian center - Riding and training facilities with Horse track of at least 2,000 meters and respective Stabling and equine support
   - Cycling, jogging, and pedestrian networks - over 6,000 meters, with marked scenic routes
   - Sandy beachfront - over 4,000 meters accessible for recreation, swimming, and water sports
6. **Central Hub—Citadel Complex**
   - Casino: signature facility, located within the purpose-built Citadel, central to all activities
   - Cultural venues: event, exhibition, and performance spaces within the Citadel
   - Anchor branded restaurants and café - arranged for marina frontage and vibrant
   - placemaking
   - Retail - flagship stores, boutiques, artisan shops concentrated within the Citadel for year-round energy

PROJECT BRIEF

7. **Infrastructure, Mobility, and Support Services**
    - Transportation and utility backbone- Concealed service roads & Electric mobility and pedestrian-first planning
    - Integrated gateway: marina and airport-linked access, with facilities for VIP, private jet, and helicopter arrivals
    - Service and logistics hubs- placed to minimize operational impact and ensure efficiency
8. **Sustainability and Environmental Stewardship**
    - Environmental protocols: protection of wetlands, biodiversity, bird habitats, and significant landscaping
    - Renewable energy and resource management: site-wide renewable power, waste recycling, and eco-conscious material use
    - Local stakeholder engagement: maintain best-practice adaptation in sustainability

ZONE 5 THE CITADEL | Hotel, Casino+ Facilities|
ZONE 7 Hotel
ZONE 4C Sazan North
ZONE 2 Hotel
ZONE 6 Hotel / Water PArk
ZONE 4B Sazan
ZONE 1 South Beach & Hill Estate
ZONE 3 Sazan Yacht Club
Golf
ZONE 4D Sazan North Estate
ZONE 4A Sazan South Estate

NOTE: All features and numbers presented reflect current development intentions. Details may evolve subject to project maturity through master planning, design, community feedback, and regulatory review.

Scope of Services:

Design Stages:

Stage 1: Concept Design Stage

Stage 2: Schematic Design Stage

Stage 3: Detailed Design **(To be Priced as Optional, and separately)**

Stage 4: IFC **(To be Priced as Optional, and separately)**

Design Consultancy Services

The Scope of Works shall cover the Full Spectrum of all the Buildings & Infrastructure Design Services for the Project as outlined below:

- Technical Advisor - Surveys and Studies **(To be quoted separately – Optional)**

Seq	Study	Purpose	Affected trades
1	Baseline surveys for soil and sediment quality	To establish current conditions of soil and sediment for future comparison and impact assessment.	EIA, GHCE
2	Water quality modelling for Narta lagoon	To simulate and predict water quality dynamics and pollutant dispersion in the lagoon	EIA, GHCE
3	Projected coastal geomorphology	To assess future shoreline and landform changes due to natural and anthropogenic influences.	EIA, GHCE
4	Earthquake risk study	To evaluate seismic hazards and potential impacts on project infrastructure and safety.	EIA, GHCE
5	Marine numerical modelling	To simulate marine hydrodynamics and assess potential project impacts on coastal and oceanic processes.	EIA, GHCE
6	Setback assessment study	To identify the safe setback from cliff edges that can greatly affect the master plan prepared by LAVA	Master Plan
7	Fault-tracing/ tension cracks Study	Study across the project area should be conducted by a qualified specialist contractor to trace the active faults on the project scale and give recommendations for mitigation measures if any.	Master Plan

- Architect of Record
- Master planning Local Authorities advisory (Regs, codes, standards, etc).
- Architectural Design
- Complete Civil, Infra, & Structural Engineering (All project Components)
- MEP Engineering (All project Components)
- Electrical Installation (All project Components)
- Data & Communication System(All project Components)

- Audio/Visual IT Systems (All project Components)
- Fire Detection Systems (All project Components)
- Fire Protection (All project Components)
- Fire & Life Safety (All project Components)
- Security & Access Control System & CCTV (All project Components)
- Acoustic Engineering (All project Components)
- Hot Water System (All project Components)
- Sewage System (All project Components)
- Rainwater Harvesting System (All project Components)
- Drainage & Storm Water Systems (All project Components)
- Air Conditioning & Ventilation System (All project Components)
- Outdoor cooling (RD&E area)
- District Cooling (All Project Components)
- Building Management System (All project Components)
- Lighting & Specialist Lighting (All project Components FOH &BOH)
- Low Current Systems (All project Components)
- Roads , Parking Spaces & Parking Buildings/Structures.
- Mobility & Traffic Impact Study
- Preliminary & detailed EIA Submissions & Approvals
- Vertical Transportation (All project Components were required).
- Waste Management (All project Components)
- Renewable Energy
- Acoustic Study & Design (All project Components)
- Marine & Marina Design
- Hills Collapse study and mitigation measures(full detailed design to be provided if required)
- Design in compliance with appropriate international codes and standards

Scope Of Work

The Consultant is required to coordinate with the architectural designer, interior designer and any other consultant to issue complete engineering design including specialties engineering .In addition, consultant, as AOR/EOR, will guarantee all required authorities' approval, along with all required architectural & engineering services.

Design Standard

The Design is to comply with best international practices, British or EU standards and Albania Government requirements/Regulations/Laws etc.

Design Works

To achieve a quality and cost-efficient design, the Consultant shall establish a Project Team formed of experienced and qualified professionals organized in such a way as to ensure the proper management and control of the design process. Together the above team will be organized to reflect the three major tasks designed to them, namely:

- Design Management & Coordination
- Engineering Design (Civil/Structural/MEP + Site Wide Utilities)
- Project Authority Approvals
- Clarification of any design issues during procurement and construction

Design Management and Coordination

Design Management and coordination is concerned with clarification

i. Design Schedules

Throughout the design phases, establish and thereafter monitor and update a feasible schedule detailing design tasks and related submittals.

ii. Coordination & Quality Control

Throughout the design phases, ensure the overall coordination between the different professional disciplines and overall quality control of the performance of the Consultant design team.

iii. Final Coordination

Throughout the design phases, ensure the final coordination of complete technical and contractual documents, for issue to the Client. These documents will consist of the completed engineering drawings and technical specifications.

iv. Engineering Design Services

Throughout the design phases, the Consultant will prepare complete design information including design criteria, calculations, working drawings and technical specifications: This information includes all necessary design and engineering documentation required for the construction and execution of the works, As perDesign Consultancy Services requirements.

v. Infrastructure/ Site Wide Utilities

- Surface Water Drainage
- Street Lighting
- Power Distribution Network & Sub-Stations
- Water & Drainage Networks.

vi. Civil/ Structural Engineering

- Underground Structures/Services Utility Buildings
- Surface Water Drainage
- Street Lighting
- Reinforced Concrete Structures
- Structural Steelwork (if required)

vii. HVAC Works

- Heating Ventilation and Air Conditioning Systems
- Smoke Management System
- Schedule & Specifications

viii. Plumbing Works

- Domestic Hot and Cold-Water Systems
- Drainage and Storm Water Systems
- Schedules & Specifications
- Bill of Quantity

ix. Fire Protection Works

- Wet Pipe Sprinkler Fire Suppression System
- Clean Agent Fire Extinguishing System for Special Applications
- Schedules & Specifications

x. Electrical Works

- Main Power with Generators and back up UPS for Special Services Protection
- Medium and Low Voltage Distribution and Small Power
- Lighting and Emergency Lighting Systems
- Lighting Protection and Grounding Systems
- Low Current Systems including Fire Alarm, Voice Evacuation, Structured Cabling Network
- (Voice and Data), PABX, Public Address and Master Antenna, TV and Security Systems
- Schedules & Specifications

xi. Architectural Design

xii. Marine & Marina Design

xiii. Authority Approvals

- NOC from all local regulatory Bodies
- Authority Approvals for all statuary requirements .
- AOR to put together the packages sufficient for pricing at all design stages.

Detailed Task Analysis During Design Stages

This Chapter details the sequencing of tasks as well as the output at each Phase of the Design of the Project.

Consultant Obligations & Deliverables:

PHASE 1:

Stage 1 - Concept Design

1- Advise & help Lead architect/ master Planners during concept stage on local regulations.

2- Design to be produced to meet the budget that will be provided by the developer.

3- Review and verify the programming brief which clearly defines all elements affecting the Project, including Municipality and Client requirements. Validate all Planning & Space Programming and Equipment Space Planning requirements, together with the Engineering Space Planning.

4- Prepare Concept report for all project aspects & components this approach shall reflect all aspects (Infra, MEP, Civil, & Structure, Telecom, Security, AV Etc.).

5- Advise & help Lead Consultant /Master planner during Master planning & concept stage on local regulations &infra structure requirements including electrical substations requirement, & all utilities & gas & District Cooling to be taken into Account.

6- Prepare all layouts/ Floor Plans for all required Utility , Support Buildings, & Parking structures

7- Prepare Acoustic Assessment reports & recommendations

8- Prepare EIA Reports& obtain Approvals

9- Traffic impact Study & assessment

1. Concept Design Report:

- Structural design Report & brief including proposed structural systems.

- Architectural Risk analysis against design deliverables, technical issues & Regulations , & Buildability.
- Traffic circulation diagrams of parking and ingress/egress from site.
- Evaluate the existing 2 hills condition and provide technical report study if there is any collapse risk and mitigation measures.

2- Mechanical, Electrical and plumbing

Separate concept reports (Sazan Coast & Sazan Island) to include a description of the proposed MEP systems. The report should include:

- Advise about the required electrical load (@ MV/LV transformer level) needed to supply Sazan Coast & Sazan Island
- Advise about the required electrical load (@ MV/LV transformer level) needed to supply the future expansion zone related to Sazan Coast & Sazan Island
- Estimated domestic water demands to include adopted consumption criteria for each land use category Total requirements to be considered for service provider coordination., & Tapping points exact locations before concept design
- Estimated sewage generation for coordination with service provider & Tapping points
- Estimated stormwater runoff for coordination with service provider & Tapping points
- Estimated TSE demand: for both irrigation and DC requirement provided separately & Tapping points
- Provide the loads of each of the above items: Scenario 1: Sazan coast & Island fed through local cooling (individual air conditioning and cooling system)
    a) Cooling load estimate for coordination with Electrical team
- Provide the loads of each of the above items: Scenario 2: Sazan Coast &Island are fed from the District cooling plant (DCP) of Vlore if available
    a) Cooling load estimate for coordination with Electrical team
- Preliminary load assessment and MEP plant and proposed systems selections.
- Propose energy saving opportunities as it relates to the design.
- Sketches indicating main equipment room locations, major shaft/riser locations and equipment sizes.
- Preliminary systems flow and riser diagrams for major system: HVAC system, chilled water distribution, electrical normal and emergency power distribution, domestic cold and hot water, sanitary, storm and fire protection.
- Design narratives for each system separately.
- Specific features and functions of each system.

3- Telecommunication, Security and Audiovisual Systems

- Review space plan for square footage and number of users.
- Review the planned telecommunications systems.
- Determine general requirements for number and size of equipment rooms.
- Coordinate the location of equipment rooms with the Architect and other trades.
- Create conceptual riser diagram indicating the distribution and connectivity.
- Requirements for the planned telecommunications services.
- Advise about the estimated internet bandwidth requirement.
- Advise about the ICT and security design services within the limits and accordingly related fibre cable requirement .
- Advise if there is any specific requirement for telecom towers within the plot (guidelines, preferred location)

4- Security Systems

- Access control and intrusion detection system including buildings controls, parking lot controls, and elevators controls.
- Closed Circuit Television System (CCTV) design (including LAN/WAN integration) and Digital Video Recording.
- Parking Controls System.
- Security Command and Control Centre Console and monitoring.

5- Audiovisual system

Comprehensive A/V system study report defining the system elements, space requirement s and engineering factors. This report will include:

- Speech and program audio sound systems.
- Display systems, flat panels and video projection.
- Remote Control System.
- Central Control and Video Distribution Systems.
- Large Venue Video and Audio Presentation Systems.

6-Mobility & Traffic Impact Study

- Evaluate the proposed road location & all its technical aspects .
- Traffic Data Summary: Compilation of existing traffic volumes, speeds, and patterns.
- Data Collection: Outline of methodologies for gathering traffic data (e.g., surveys, counts).
- Traffic Data Summary: Compilation of existing traffic volumes, speeds, and patterns.
- Site Conditions Report: Analysis of current roadway conditions, access points, and surrounding land uses.
- Safety Assessment: Identification of existing safety issues (accident data analysis).
- Traffic Impact Study (TIS): Detailed report projecting traffic conditions with and without the proposed development.
- Modelling Results: Output from traffic modelling software showing anticipated traffic flow and congestion levels.
- Level of Service (LOS) Analysis: Evaluation of the performance of intersections and road segments.
- Accessibility in/out Plan
- Trip generation
- Predicted mode split for travel for staff and visitors etc.
- Parking requirement
- Any planned bus or coach operation to serve the site
- Parking zones
- Circulation around & in the Project limit (vehicular and pedestrian)
- Access points (vehicular, service, parking)
- Potential arrival & drop-off zones
- Internal zoning of Sazan Coast

Note: Traffic Impact Study & Design shall consider the overall design & Accessibility Considering Buses, Cars, & Taxis, and boats travelling from coast to Island & Vice Versa.

7- Acoustic

- Meet & Collaborate with the project stakeholders and establish and clarify acoustic requirements
- Obtain & review all existing documentation or known design standards and discuss potential upgrades and current best practice solutions.
- Prepare a generic acoustic concept report for the complete development, which would provide guidelines and specifications for the project following international standards, & Operators Guidelines.
- Provide recommended noise levels for each are type within the development
- Provide sound transmission loss requirements for all walls and partitions
- Reverberation levels for all areas where clarity of speech is of prime importance
- Identification of any areas within the current design whereby achievement of desired acoustic performance may be difficult and any general recommendations / amplifications to overcome those difficulties.

8- Vertical Transportation

- Provide solutions and options for elevator systems
- Provide all relevant data for all the assessed options and design criteria
- Ensure all codes and statutory regulations are met
- Provide all preliminary data required, for both elevators and escalators
- Provide a general description of proposed system and equipment.
- Provide floor plans showing the locations of all vertical systems, and machine rooms.
- Verify all data and sizes for the following: pit, overhead, hoist way, machine rooms and any other applicable systems required for a full analytical review.
- Provide all electrical loads required for each option and system designed

9- Environmental Impact Assessment (EIA)

- Project Identification: Determine if an EIA is required based on project type and potential impacts.
- Preparation of Terms of Reference (ToR): Develop the scope and objectives of the EIA in collaboration with relevant authorities
- Conduct baseline environmental studies to establish current conditions, Consultant shall do all the required surveys and studies.
- Begin initial impact assessments of potential environmental effects.
- Compile findings from the EIA studies into a comprehensive report.
- Document potential impacts and propose mitigation measures.
- Submit the EIA report to the relative authorities & obtain approval

Note: Consultant is responsible to obtain approval on EIA and shall coordinate with the Authorities for actual requirement of the EIA Report to obtain the development permit.

10- Marine & Marina Design & Coastal Development

Key Project Elements:

- Coastal Planning
- Recreational marina planning (Both wet & dry Aspects)
- Marina Construction Logistic Support
- Marine Transport Infrastructure
- Recreational Marina Feasibility.

Objectives:

- Visit the site to identify any technical constraints or critical issues that may influence the progression of marina development, coastal infrastructure, inland canals and waterbodies, as well as the overall success of the project.
- Conduct a comprehensive market analysis to determine the demand for marina berths, estimate the optimal number and size distribution of berths, and identify key support services and facilities needed to attract the intended user base.
- Participate in an on-site planning charrette to collaboratively develop spatial site plans that incorporate the project's goals and align seamlessly with the proposed surrounding land use.

- Provide capital cost estimates for marina and related coastal infrastructure based on the finalized concept plan.
- Develop a marina financial pro forma to evaluate the projected financial performance of marina assets. Make strategic adjustments to maximize returns and support a phased implementation strategy that aligns with capital investment priorities.
- The consultant shall be responsible for providing all necessary documentation required to initiate the concession phase of the Marinas project with the Albanian Government. This includes, but is not limited to, the preparation, coordination, and submission of all official documents, permits, and supporting materials in compliance with applicable legal and regulatory frameworks.

Scope Of Work

The Consultant is required to provide comprehensive concept design services for the coastal and marine development of both Sazan Coast and Sazan Island. This includes, but is not limited to:

- Concept design for a new marina at Sazan Coast
- Concept design for the refurbishment and upgrade of the existing marina on Sazan Island
- Overall marine and coastal infrastructure development for both locations
- The Scope of Work (SOW) shall address all aspects of marine and coastal works associated with the developments at Sazan Coast. This includes, but is not limited to:
  - Marina basins and associated navigation channels
  - Marina infrastructure and floating systems
  - Formation of Canals
  - Land-based support facilities (buildings, utilities, access roads, parking, etc.)
  - Public beaches and recreational waterfront areas
  - Coastal protection structures (e.g., breakwaters, groynes, revetments)
  - Dredging and reclamation works
  - Shoreline stabilization and erosion control
  - Stormwater and drainage systems
  - Environmental integration and landscape interface
  - Utility connections and infrastructure coordination
  - Vessel access, berthing layouts, and circulation planning

- **Marina Planning and Programming:**
  - Define marina type, capacity, and user types (e.g., yachts, fishing vessels, sailing boats, commercial)
  - Propose functional zones (berthing, dry storage, maintenance, fueling, parking, retail, etc.)
  - Provide berth mix and sizing plan
  - Circulation and access planning (vehicular, pedestrian, vessel traffic)
- **Design**
  - Preliminary layout and master planning of marina basin and upland facilities
  - Dock arrangement and orientation (floating docks, fixed piers, slips, moorings)
  - Land-based support facilities (parking, buildings, services, etc.)
  - Coastal protection structures (breakwaters, groynes, revetments, etc.)
  - Beaches and waterfront zones
  - Breakwaters and wave protection (if needed)
  - Landside elements: marina buildings, amenities, services, roadways, landscape concepts
  - Utilities and service requirements (fuel, water, electricity, pump-out, waste management)

- **The Consultant shall undertake all necessary site investigations and surveys to support the development of the concept design. The findings from these activities shall be consolidated into a comprehensive set of technical reports, data packages, and recommendations to inform the planning, design, and permitting phases of the project. All deliverables must adhere to applicable regulatory, environmental, and engineering standards and be suitable for use in subsequent design and implementation stages. The Consultant's scope of work shall include, but not be limited to, the following site-related investigations. These inputs are intended to inform all aspects of the development and are not limited to marina or marine design components (to be Considered As optional): Consultant original scope will be defining the SOW & Outline Specs of all required Surveys.**

- Topographic survey
- Bathymetric survey
- Geotechnical investigations
- Hydrographic survey
- Environmental and ecological assessments
- Marine traffic and navigational studies
- Wave, current, and tidal analysis
- Sediment transport and coastal dynamics study
- Utility mapping and capacity assessment

- **Environmental Considerations**
  - environmental assessment (impact overview)
  - Recommendations for sustainable design
  - -Mitigation strategies
- **Regulatory Review:**
  - Identify key permitting and compliance requirements
  - Alignment with maritime and coastal zone regulations
- **Cost Estimation**
  - Preliminary capital cost estimate for development
  - Phasing strategy

Deliverables

- **Concept Design Report including:**
  - Executive summary
  - Marina Market Assessment
  - Site Assessment & evaluation
  - Design rationale
  - Zoning and programming recommendations
  - Environmental and regulatory overview
  - Concept plans (2D layouts & Rendered layouts)
  - Preliminary cost estimate
  - Marina Financial Pro Forma
  - Rendered perspectives / visualizations
- **Drawings and Graphics:**
  - Site context map
  - Conceptual Masterplans related to the overall marine Design
  - Conceptual marina layout
  - Berth layout plan
  - Functional zoning diagram
  - Plans & Sections for Coastal protection structures (breakwaters, groynes, revetments, etc.)
  - CGI's minimum 4 for each Marina (eye view) & 4 (Arial Views) & 10 CGI's for each development emphasizing on the marine Design.
- **Presentation Materials** for client and stakeholder review
- **Digital Submission** of all files in Native editable and printable formats

11- AOR/EOR

Scope of work outlines the comprehensive services to be provided by the local Architect of Record (AR) and Engineer of Record (ER) for the development for Concept Stage Only.

- Collaborate with the Lead Consultant during the conceptualization phase.
- Review and provide input on the overall design concept for alignment with local regulations, Operator Standards & Guidelines, and client/Developer requirements.
- Address potential regulatory concerns early in the process.

Consultant Liability:

- **Stamping and Certification:**

  -Affix professional stamps on all design disciplines.

  -Assume full liability for the design concerning local authorities/Municipality norms.

  -Ensure all stamped documents comply with local regulations and Municipality requirements.

- **Regulatory Compliance:**

  -Monitor design stages for compliance with local building codes & standards and healthcare requirements.

  -Address regulatory queries or concerns raised by local authorities/Municipality

  -Proactively mitigate potential issues related to regulatory compliance.

Interaction with Local Authorities:

- **Representation:**

  -Represent the project in discussions with local authorities/Municipality and Stakeholders throughout all design stages.

  -Respond to inquiries and provide clarifications on the design as needed.

- **Authority Approvals:**

  -Work diligently to secure necessary approvals from local authorities/Municipality for Concept design phase.

  -Maintain open communication with local authorities/Municipality to expedite the approval process.

Continuous Communication:

-Establish and maintain ongoing communication with local authorities/Municipality throughout the entire design process.

-Keep project stakeholders informed of any developments or requirements communicated by local authorities/Municipality.

Design Integrity and Compliance Assurance:

-Conduct regular internal reviews to ensure design integrity and compliance at the stage.

-Address any identified non-compliance issues promptly and collaboratively with all Stakeholder.

Note:

This comprehensive scope emphasizes the detailed process for concept design phase, the Consultant's responsibility for design liability, regulatory compliance, and effective communication with local authorities/municipality. Adjustments can be made based on project-specific needs and local regulatory changes. Bidder must appoint a local AOR/EOR in Albania to assure the compliance with Local regulations.

Stage 2 - Schematic Design

Upon written approval (with comments if any) by client for concept stage, Consultant will proceed to the next stage accordingly.
Consultant will incorporate the comments from the Client on the Concept Design and begin coordination with the different disciplines.
Consultant will initiate appointment of required sub consultants relevant to the scope identified.

Consultant will have preliminary discussions with local authorities.
At end of this phase, a preliminary submission will be made to relevant local authorities.
Submissions will be made to the Client 100% complete Schematic stage.

Consultant Obligations & Deliverables:

1. Architecture:

- Monthly Architectural risk analysis against design deliverables, technical issues & Regulations
- Prepare & Submit Fire & Life Safety drawings and documents for Civil Defence Approval.
- Authority Approval Drawings & AOR & obtaining all necessary approvals.
- Area analysis diagrams
- Floor plans showing core and shell (BOH) layout as well as locations of services such as mechanical rooms and service shafts
- Overall elevations and sections showing volume of spaces, project components, and design intent, and number of floors (BOH)
- Outline specifications
- Coordination with client & Other Consultants
- Unpriced BOQ

2. Mechanical, Electrical and Plumbing

The consultant will further detail the approved concept design and relate it further to the preliminary architectural, structural and program needs indicating advantages and disadvantages and space requirements for available systems to serve the project.
The schematic design documents will include a description of the proposed MEP systems, preliminary selections of major equipment, as well as documentation of any studies undertaken during this phase. Deliverables for this phase will include:

- Updated outline system description of recommended MEP systems, including an estimate of utilities load demand calculations for all major system, system capacities and local authorities utility supplies.
- Confirmation of space requirements for all MEP services
- Schematic drawings for:
  - HVAC (plans, mechanical rooms layout, etc.).
  - Smoke control flow diagrams and system description .
  - Electrical (plans, electrical rooms layout, etc.).
  - Emergency power (plans, electrical rooms layout, etc.).
  - Fire protection including firefighting, and fire alarm (plans, rooms layout, etc.).
  - Plumbing (plans, rooms layout, etc.).
  - Garage ventilation.
  - Major MEP shafts/ risers sizes and locations.
  - Energy conservation system.
  - Updated preliminary system flow and riser diagrams for major systems (i.e., HVAC, chilled water, heating system, norm and emergency electrical power distribution, domestic water, waste water and fire protection).
  - Performance specifications for each of the MEP systems.

3. Telecommunication/ Security/ Audiovisual

- Review and update the planned telecommunications systems for the facility.
- Review and update number and size of equipment rooms.
- Determine major pathways for routing of services between equipment rooms and throughout the facility.
- Create schematic plans indicating telecommunications equipment rooms and routing of services.
- Update riser diagram indicating the distribution and connectivity requirements for the planned telecommunications services.
- Determine requirements for containment routing.
- Establish containment allocation criteria and develop methodology for wiring management system.
- Public WiFi and GSM.
- Provide outline specification for telecommunication systems requirements.
- Security system.
- Identify containment, cable, and space requirements for security command center.
- Identify security system cabling requirement for security closets, and major shafts/riser locations.
- Develop overall security methodology and philosophy for the facility to meet local police department requirement, and as it relates to protecting the development interest.
- Provide outline specification for security systems requirements.
- Provide unpriced BOQ

4. Audiovisual

- Provide audiovisual facilities schematic level drawings showing components and requirements in AV-enabled spaces.
- Provide preliminary AV facilities drawings.
- Provide preliminary base building drawings showing containment routing sizes.
- Provide coordination information for power and data outlets for audiovisual system devices.
- Develop section drawings and elevation drawings in coordination with the Architect to develop proper integration design for audiovisual equipment within the finished spaces.
- Provide line-of-sight drawings proving-out the projection system concept from an ergonomic and human factors viewpoint.
- Coordinate requirements for MATV, lighting, acoustical, and telecommunications elements.
- Provide outline specifications for audiovisual systems.
- Provide unpriced BOQ

5. Structural

- Data sheet indicating preliminary dead loads, live loads, imposed loads, wind loads, seismic and temperature loads.
- Diagrammatic drawings showing locations of structural elements.
- Provide unpriced BOQ

6. Infrastructure

- Coordinated site plan with master planner, landscape architect ,& architect
- Infrastructure layout plan.
- Preliminary infrastructure services sections.
- Provide unpriced BOQ.

7. Acoustic

- Categorize matters to be addressed with regard to the control of acoustic, noise and vibration for the project premises.
- Full analysis and acoustic calculations for the internal room acoustics quality of critical spaces with reverberation time calculations and optimization of acoustic designs to achieve desirable environments
- Review base-building core and shell construction documents and identify any relevant issues.
- Define the acoustical design criteria for the project. Acoustical design criteria will be established in the following categories based on best practices and applicable standards:
    - Acoustic separation between different spaces in terms of sound transmission class (STC) ratings in order to achieve appropriate and defined levels of speech privacy and acoustical separations.
    - Impact Isolation Class (IIC) ratings of floor slabs and floor finishes for control of impact noise transmission between vertically adjoining spaces.
    - Maximum permissible background noise levels in terms of Noise Criterion (NC) rating dues to the operation of HVAC systems, Plumbing, electrical, and elevator systems, etc.
    - Maximum permissible levels of noise ingress to and noise egress from the building.
    - Study space adjacencies and identify potential intrusive noise transmission between adjoining spaces dues to the nature of the various functions. Provide comment & recommendations of adjacency changes and/or sound transmission control treatments.
    - Review mechanical , plumbing. And electrical design documents conveying design concepts in terms of equipment noise and vibration generating properties.
    - Identify and discuss potential issues and offer suggestions for alternate design approaches and/or noise control approaches where applicable
    - Review major architectural spaces in terms of acoustical separation, interior acoustical properties and background noise levels.
    - Thorough study of collected information and data analysis will be reviewed as per applicable international standards , local codes, and client requirements
    - Compile an acoustic schematic report for project stakeholders that establishes acoustical goals and recommends construction, treatment. And controls to be used by the project team coordination and incorporation of information into documents for the design development phase.

8. Mobility & Traffic Impact Study & Design

- Preliminary Layout Plans: Overview of roadway alignments, lane configurations, and access points.
- Traffic Flow Diagrams: Schematic representations of anticipated traffic movements and circulation patterns.
- Preliminary Traffic Control Plans: Initial concepts for traffic signals, signs, and markings.
- Parking Layout Concepts : Preliminary designs for parking areas, including dimensions and circulation patterns.
- Pedestrian Pathways: Initial designs for sidewalks, crosswalks, and pedestrian access points.

9. Vertical Transportation

The Consultant will study and analyse the provided concept design plans and sections for the proposed plots and buildings within the Development and provide the following studies for each phase of the project:

- Provide floor plans showing locations of all vertical systems.
- Provide designs, drawings and specifications of all vertical systems.
- Provide machine room details, sections, and enlarged floor plans.
- Provide details of interface with Building Management Systems.
- Provide full detail report based on approved vertical systems including all analytical studies completed (including elevator intervals, wait times, and efficient traffic flow).
- Provide all specifications for each vertical system and descriptions for any special features that may be required.

10. Marine & Marina Design

Develop and refine the preferred concept to define design intent and technical feasibility.

- Refined Marina Layout
    - Finalize berth layout and configuration.
    - Define breakwater geometry, quay walls, and pontoon systems.
    - Design Criteria Definition
    - Establish design standards and codes.
    - Define structural, floating system, and materials criteria.
    - Define operational requirements (security, fueling, fire safety).
- Preliminary Engineering
    - Develop schematic-level drawings for:
    - Breakwaters and revetments
    - Floating pontoon systems
    - Service pontoons and access bridges
    - Marina utilities (water, electrical, data, firefighting)
    - Preliminary design of navigation channels and dredging works.
- Coordination
    - Coordinate with master planner, architects, and MEP engineers.
    - Confirm integration with landside development and access.
- Deliverables:
    - Schematic drawings and sections
    - Outline specifications
    - Design criteria report
    - Updated cost estimate

Stage 3 - Detailed Design - (To be Priced as Optional, and separately)

Following receipt of approval of Stage 2 – Schematic Design by the Client. Proceed with the Detailed Design Stage in which all basic building components will be designed and described graphically and with notes so that all significant visual surfaces and technical services are defined for the subsequent production of the Construction Documents which include drawings and specifications that establish in detail the quality levels of materials and systems required for the project.

Consultant Obligations &Deliverables:

1. Architecture

- Floor plans with dimensions and labels. (BOH)
- Detailed plans and sections of stairs and elevators (BOH)
- Door and window schedules. (BOH)
- Door hardware schedules. (BOH)
- Detailed elevations and sections. (BOH)
- Architectural Specifications
- Fire & Life safety Drawings
- Authority Approval Drawings & AOR & obtaining all necessary approvals.
- Coordination with Client & Other Consultants
- Provide updated unpriced Bill of Quantities.

2. Mechanical, Electrical and Plumbing

The Consultant to identify all necessary detailed design and drawing deliverables required for the MEP design for the project and for coordination of all disciplines. This set of documents to include, but not limited to:

- MEP primary and secondary distribution systems.
- Detailed plant spaces.
- Typical areas (BOH, utility and plant spaces) coordinated design details.
- MEP services vertical shaft requirements and planned services details.
- Primary and secondary horizontal reticulation routes.
- Structural openings and trench requirements
- Typical sections demonstrating transportation of services through ceiling voids
- Coordination with the Reflected Ceiling Plans
- Systems layout and details.

- Lighting layout and details.
- Emergency lighting and power.
- Electrical panel schedules.
- Lightning protection.
- Air distribution layout and sections.
- Piping layout and sections.
- Chilled water distribution.
- Exhaust systems.
- Controls layout
- Fire dampers and smoke exhaust.
- Equipment layouts and power requirements.
- Heating and cooling calculations.
- Water supply and drainage layouts.
- Sprinkler systems.
- Sewage layouts.
- Internal irrigation layouts.
- Risers and One-Line Diagrams.
- Legend drawings identified with intended symbols.
- Typical installation details.
- Further coordination with site infrastructure.
- Detailed Design level calculations.
- Detailed specifications for MEP/FP services.
- Provide updated unpriced Bill of Quantities.
- The following MEP services to be included in this submission:
    - HVAC (Heating, Ventilation and Air Conditioning)
    - Normal and emergency power and lighting circuitry
    - Fire Sprinklers / Fire Protection
    - Fire Alarm
    - Plumbing (toilets and exhaust)

3. Telecommunication / Security / Audiovisual

- Determine the cable types and quantities required for connectivity between equipment rooms.
- Determine the number of equipment racks or cabinets required within each equipment room.
- Coordinate the space requirements for systems to be housed within the telecommunications equipment rooms including security, fire alarm, building management, etc.
- Establish the requirements for diversity, redundancy and survivability of the telecommunications infrastructure.
- Coordinate the requirements for incoming service conduits with the local exchange carrier.
- Coordinate power and environmental requirements for the equipment rooms and the requirements for conduits, stub-ups and back boxes with the MEP engineers.
- Provide riser diagrams for backbone cabling and conduit requirements.
- Number and type of vertical wire management devices.
- Create detailed cabling plans identifying each outlet location, cabling provisions at each location, and routing of cabling from the distribution room to the outlet location
- Provide updated unpriced Bill of Quantities.
- Provide floor and ceiling part plans for each equipment room including the following:
    - Number, type and location of termination racks or cabinets.
    - Location of wall mounted terminations.
    - Routing of ladder rack or other cable support
    - Routing of services under the floor
    - Provide elevation drawings indicating the following:
        - Number and type of termination blocks and/or panels
        - Number and type of horizontal wire management panels
        - Number and type of vertical wire management devices
        - Mounting heights
        - Locations where cables are to be terminated
        - Finalize the installation schedule
- Detailed specifications

4. Security System

- Produce drawings indicating locations of field devices, horizontal and vertical cable runs, conduit requirements, security equipment room layout details, panel configurations, required door preparations, etc.
- Provide detailed requirements for security equipment rooms and closets.
- Coordinate the door hardware schedule with the Client and architect.
- Coordinate power and HVAC requirements for equipment to be located in the security closets and equipment rooms.
- Issue drawings and single line diagrams as required.
- Develop detailed technical specifications including the specific scope of work, installation details, testing and acceptance criteria, etc. for each system to be installed or relocated.
- Provide updated unpriced Bill of Quantities.

5. Audiovisual System

- Coordinate all required information for power outlets, data outlets and space allocation for Audio visual system devices, etc.
- Develop section and elevation drawings in coordination with the Architect to develop proper integration design for Audiovisual Equipment within the finished space.
- Coordinate requirements with CATV, lighting, acoustical, and telecommunications elements.
- Coordinate with electrical engineer on audiovisual equipment/devices power requirement and grounding scheme.
- Provide AV equipment cut sheets for review by project team.
- Provide final design drawings showing all audio, video, and control equipment including:
  - AV Facilities
  - AV Sections and Elevations
  - AV System Flow Diagrams
  - AV Cabling and Cabling Schedule
  - AV Details
  - AV Low Voltage Containments
  - AV Rack Elevations and Plate Details
  - AV Electrical Power Requirement
- Provide Audiovisual Specification document stipulating system performance and installation requirements.
- Provide updated unpriced Bill of Quantities.

6. Structural

- Fully dimensioned foundation plans and details
- Piling design and locations (if required)
- Detailed floor plans and sections
- Staircase and ramp plans and sections
- Structural calculations
- Water tank details
- Column and beam schedules, layouts and details
- Draft specifications
- Provide updated unpriced Bill of Quantities.

7. Infrastructure

The consultant will carry out the infrastructure detailed design while incorporating all comments received from the owner and authorities in the concept design stage.

- General site grading plans
- Typical Roadway sections
- Services distribution sections
- including layout, plans and profiles
- Pavement structure for roadways, parking lots and sidewalks
- Road's marking and sign plans
- Roads and parking lots layout and setting out plans
- Profiles and grading for critical areas, such as T-Junctions and roundabouts
- Storm water Drainage design and associated activities, including culverts, channels, pumps, and related hydraulic modelling, plans and profiles
- Sewage network design including lifting stations, force main, discharge chambers, control and instrumentation, plans and profiles
- Potable water network design including booster pump stations, demand calculations, and related hydraulic modelling, plans and profiles
- Main irrigation distribution network design including hydraulic modelling and associated activities, pump stations, irrigation demand calculations and plans and profiles.
- Electrical network distribution plans including medium voltage cable corridors, substations location and load calculations.

- Telecommunications and security systems corridors and meet-me-rooms..
- Typical and standard details including: traffic signs, upstand and flush curbs, footpaths, traffic lighting signals details, all other details relevant to the construction of the project.
- Tie-ins with authorities existing and/or future networks.
- Specifications
- Provide updated unpriced Bill of Quantities.

8. Acoustic

- Update on the items covered in concept and schematic stages, as may be applicable due to development of design.
- Develop and integrate the acoustics and noise requirements in co-ordination with the project team
- Meet with the Project Team to review the Schematic Design Report and coordinate issues and approaches

- Review and evaluate the schematic design plans and provide recommendations, including the selection of specific types of equipment, acoustical treatment, materials, construction, detailing and isolation techniques.

- Review building circulation and gathering spaces in terms of shape, volume, and architectural materials of the ceiling, walls, floor. Determine expected reverberation characteristics and anticipated interior acoustical environments as well as options for treatment that will enhance the environment in consideration of the desired aesthetics.

- Review the structural framing design based on the design operating conditions of mechanical/electrical equipment, to determine the minimum floor slab thickness and the mass requirements for mechanical equipment rooms, elevator mechanise rooms, transformer rooms, roof slabs if supporting cooling towers and other noise generating spaces needed to support adequate control of airborne and structure-borne noise vibration transmission.

- Establish partition types, as appropriate and in accordance with STC properties established for the project. Supply detail sketches, if necessary , for each recommended type, including joint details and conditions along top and bottom runner channels for the best field performance of recommended constructions.

- Review ductwork velocities, fan sound power rating, duct lengths within fan rooms, fitting designs, pressure reducing devices and terminal device selections, and submit recommendations of ductwork acoustical treatments for the achievement of the NC criteria established for the project.

- Submit Complete recommendations of base-building core and shell constructions in order to achieve adequate sound attenuation from adjacent activities

- Provide information and guidance with analyses wherever deemed necessary for the details of internal boundaries , internal ambient noise, interior room acoustics, building services noise and vibration control.
- Provide Recommendations for sound insulation and room acoustics control for critical areas.
- Submit final acoustic report with relevant details for review by the project stakeholders.

9. Mobility & Traffic Impact Study

- Detailed Roadway Plans: Comprehensive geometric design including cross-sections, profiles, and lane configurations.
- Traffic Signal Plans: Layouts showing signal locations, pole placements, and signal head configurations.
- Traffic Control Device Plans: Detailed designs for all traffic signs, including regulatory, warning, and informational signs.
- Parking Demand Analysis Report: Assessment of required parking based on projected site usage.
- Parking Design Plans: Detailed layouts for parking spaces, including accessible parking and circulation.
- Pedestrian Facilities Plans: Detailed designs for sidewalks, crosswalks, and pedestrian signals, ensuring ADA compliance.
- Bicycle Facilities Plans: Designs for bike lanes, racks, and connections to existing bike paths.
- Utility Coordination Plans: Assessments of existing utilities and how they will be affected by the design, & providing revised Utilities design & Drawings

10. Vertical Transportation

- Provide Updated floor plans showing locations of all vertical systems.
- Provide Updated detailed designs, drawings and specifications of all vertical systems.
- Provide Updated machine room details, sections, and enlarged floor plans.
- Provide Updated details of interface with Building Management Systems.
- Provide Updated full detail report based on approved vertical systems including all analytical studies completed (including elevator intervals, wait times, and efficient traffic flow).
- Provide Updated all specifications for each vertical system and descriptions for any special features that may be required.

11. Marine & Marina Design

Develop detailed design parameters and prepare documents suitable for tender preparation.

- Develop detailed design of:
  - Floating pontoon systems (modules, anchoring, utilities)
  - Breakwaters, quay walls, and revetments
  - Mooring systems and piles
  - Fuel, pump-out, and service facilities
- Confirm design loads and performance requirements.
- Utilities & Services
  - Detailed layout of electrical, water, fire protection, and communication networks.
- Coordination:
  - Interface with structural, electrical, mechanical, and landscape disciplines.
  - Resolve conflicts and ensure alignment with overall design intent.
- Regulatory Compliance:
  - Ensure compliance with maritime authority requirements.
  - Prepare drawings and data for permitting.
- Deliverables:
  - Design development report
  - Detailed drawings (plans, sections, details)
  - Technical specifications (materials, performance criteria)
  - Refined cost estimate

NOTE: Consultant shall provide detailed final EIA & ESIA Reports

Stage 4 - Construction Documents (IFC) - (To be Priced as Optional, and separately)

Following receipt of approval of Stage 4 – Tender Documents by the Client, prepare all documents in a form suitable for submittal to the Contractor.

Consultant Obligations & Deliverables

1. CONSULTANT will proceed with the following:

- Develop and coordinate all approved detailed design, taking into account the Client design review comments and recommendations, including authority requirements.
- Prepare appropriate drawings to illustrate further details intended for architecture elements.
- Illustrate construction materials, finishes, fixtures, lighting, etc.
- Prepare final design drawings including architectural, structural, mechanical, electrical, plumbing, safety systems and interior design to suit the agreed tendering strategy.
- Provide information to discuss proposals with and incorporate input of other Consultants into production information.
- Prepare drawings and specifications in sufficient detail for the tenderers to submit competitive bids including design finishes.
- Make necessary applications and submissions on behalf of the client in obtaining Building Permits.
- Attend coordination meetings as needed with sub-Consultants.
- Final Presentation at the Clients office.
- Obtain written client approval on the Final Construction Document set

2. MEP, Telecommunication, Security and Audiovisual,

Upon approval of detailed design phase submission, consultant will proceed with the final stage of design. In this design phase, coordination with other disciplines will be finalized and dimensioned and detailed set of drawings will be prepared.

- Developed and coordinated design, taking into consideration the owner design review comments and recommendations, including authority requirements.
- Illustrated construction materials, finishes, fixtures, lighting, etc.
- Prepared final design drawings including MEP, Telecommunication, Security, Audiovisual systems, & Lighting Design & all other required disciplines of design to suit the agreed tendering strategy.
- Prepared drawings and specifications in sufficient detail for the tenderers to submit competitive bids.
- Make necessary applications and submissions on behalf of the owner to obtain Building Permits.
- Attend coordination meetings as needed with owner and authorities.
- Final Presentation at the owner's office.
- Consultant will finalize the documents for Main Package to be issued to the Contractor for Construction.

3. Vertical Transportation

Based upon the approved Detailed Design Documents and any adjustments authorized by IDCC in the program, schedule or construction budget, The consultant shall prepare for approval finalized Construction Documents consisting of the above drawings and other documents to fix and describe the size and character of the Project as to architectural, MEP, materials and such other elements as may be appropriate.

1. Prepare Construction design drawings and specifications for all vertical elements.
2. Finalize the tabular and narrative document that defines all the parameters and codes to be used in the design and describes all the design.
3. Provide details of typical installation, connections and integration with other components.
4. Prepare a list of specialized equipment.
5. Calculations including hydraulic models.
6. Provide in full the maintenance schedule along with all necessary requirements.
7. Provide all features related to the vertical systems, such as: noise levels, speed, waiting times

4. Marine & Marina Design

Finalize the complete set of detailed design drawings and technical documentation for construction and tendering.

- Final Design Documentation
    - Prepare IFC drawings for all marina elements:
        - Breakwaters, quay walls, pontoons, and piling systems
        - Mooring and anchoring systems
        - Utilities and services
        - Access bridges and gangways
        - Final dimensions, materials, and installation details.
- Construction Coordination
    - Define construction tolerances, installation methods, and sequencing recommendations.
    - Provide design clarifications during tender/bidding phase.
- Specifications & BOQ
    - Prepare final technical specifications.
    - Review and validate Bill of Quantities for marine works.
- Quality & Compliance
    - Verify compliance with standards, design codes, and client requirements.
- Deliverables:
    - IFC drawings package
    - Final specifications
    - BOQ (marine works)
    - Construction methodology notes (if applicable)

Sazan Development

General Notes

General Notes

1. This RFP is requesting Fee proposals for the AOR/EOR and Engineering Consultancy Services
2. The Scope of Work includes all requirements as per International & Albanian regulations and standards.
3. The Design of the engineering components shall be fit for their intended purpose. All components of the overall complex must form a homogeneous entity where all buildings, landscape areas, etc. complement each other.
4. The Consultant shall submit his Quality Assurance/Quality Control program for approval.
5. The Deliverables, e.g drawings, specifications, mood / sample boards, etc. shall be approved by the Client on a rolling basis; in accordance with the design schedule and project requirements.
6. The Client shall have the right to execute additional works/services through Nominated Subconsultants / Consultants.
7. No claim by the Consultant for additional payment or extension of time will be allowed on the ground of any misunderstanding in respect of the matters referred to in this Contract or otherwise on the ground that any fact is incorrect or that insufficient or inadequate information was given to him by any person acting for or on behalf of the Client, nor shall the Consultant be relieved from any liability, risk or obligation imposed on or undertaken by him under the Contract on any such ground or on the ground that he did not or could not foresee, or that an experienced designer would not have foreseen any matter which may in fact affect or have affected the design or Execution of the Works.
8. The Consultant shall submit the project deliverables in line with the agreed scope of work prior to the commencement of the Project.
9. The Design Services shall cover the staged development in comprehensive drawings, diagrams, and schedules, calculations, cut sheets data for equipment and fittings, specifications and BOQ, covering all the required Architecture, Civil, Structural and MEP and Infrastructure elements.
10. The Consultant is expected to integrate Value Engineering as part of their design standards to define all the elements of the project, considering function/operational, cost and time impact, during all stages of the design development. Nevertheless, if required by the employer, the Consultant shall carry out specific value engineering exercises at the end of this design phase. These exercises will comprise the investigation of alternative materials and design solutions to achieve optimized project construction cost maintaining the performance at acceptable level, as per the client's standards, and to align with project budget cost estimates.
11. Consultant shall coordinate with contractor & other Vendors where required.
12. Consultant shall be responsible for preparing IFC drawings for Theme park & Waterpark rides to obtain approval from authorities to confirm the structural stability of the rides.

Sazan Development

APPENDIX A

APPENDIX A

ATTACHMENTS

Please refer to the body of the Email invitation accompanying this RFP. Enclosed, the Consultant shall find all relevant design information.

CONTENTS:

1. RFP Supporting Documents
    a. Sazan_Coast - Design_Outline
    b. Tender Query Template